072.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,156,900 / 1,156,900
					USE VALUE:	1,156,900 / 1,156,900
					ASSESSED:	1,156,900 / 1,156,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		COLUMBIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARNISH GRAEME
Owner 2:	ROSEN MELISSA MILLER
Owner 3:	
Street 1:	27 COLUMBIA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NORTHEAST PROPERTIES & -
Owner 2:	DEVELOPMENT LLC -
Street 1:	637 BOSTON AVE
Twn/City:	MEDFORD
St/Prov:	MA Cntry:
Postal:	02155

NARRATIVE DESCRIPTION

This parcel contains 6,043 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2018, having primarily Vinyl Exterior and 3265 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6043.000	736,000		420,900	1,156,900
Total Card	0.139	736,000		420,900	1,156,900
Total Parcel	0.139	736,000		420,900	1,156,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.39 | /Parcel: 354.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 315827

GIS Ref

GIS Ref

Insp Date 06/27/18

!16054!

PREVIOUS ASSESSMENT

Parcel ID 072.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	736,900	0	6,043.	420,900	1,157,800	1,157,800	Year End Roll	12/18/2019
2019	101	FV	354,700	0	6,043.	390,800	745,500	745,500	Year End Roll	1/3/2019
2018	132	FV		0	2,220.	23,700	23,700	23,700	Year End Roll	12/20/2017
2017	132	FV		0	2,220.	20,800	20,800	20,800	Year End Roll	1/3/2017
2016	132	FV		0	2,220.	126,500	126,500	126,500	Year End	1/4/2016
2015	132	FV		0	2,220.	111,900	111,900	111,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/11/20	05:42:14

LAST REV

Date	Time
07/15/19	12:05:47

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 16054

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NORTHEAST PROPE	71876-164	1	11/13/2018		1,359,000	No	No		
29-33 COLUMBIA	70047-281		10/6/2017	Change Use	382,000	Yes	No		
MAHONEY WILLIAM	63190-254		1/17/2014	Convenience	99	No	No		
KAPLAN MARC B,	62605-573		9/10/2013	Convenience	550,000	No	No		

USER DEFINED

Prior Id # 1:	45506
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/29/2018	105	New Buil	287,500	O				

ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2019	SQ Returned	JO	Jenny O
6/27/2018	Measured	DGM	D Mann
6/12/2018	Permit Visit	DGM	D Mann
4/9/2018	Permit Visit	DGM	D Mann
4/9/2018	Info Fm Plan	DGM	D Mann

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6043		Sq. Ft.	Site		0	70.	1.00	12									420,903						420,900	

Total AC/HA: 0.13873 | Total SF/SM: 6043 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 420,903 | Spl Credit | Total: 420,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2018	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	1 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.97164190
Const Adj.:	0.93990600
Adj $ / SQ:	114.157
Other Features:	98145
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	743417
Depreciation:	7434
Depreciated Total:	735983

COMMENTS

Lot divided 33 Columbia --> 33,29 & 0 lot Columbia Rd. New Houses @ 29 &33. Lot subdived with 24 crosby see plan 906 of 2017 chng class to 101.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

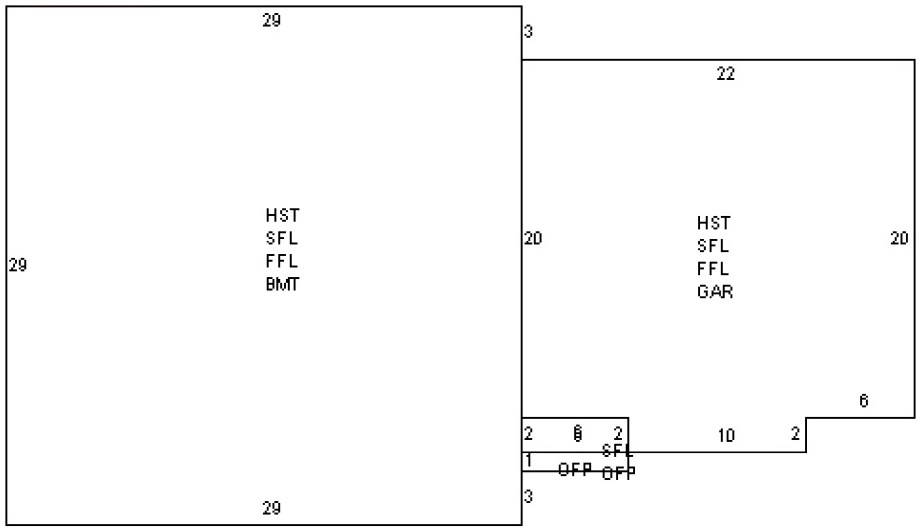
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	166.67
Special Features:	0	Val/Su Net:	160.56
Final Total:	736000	Val/Su SzAd	225.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,313	114.160	149,887
FFL	First Floor	1,301	114.160	148,518
BMT	Basement	841	34.250	28,802
HST	Half Story	651	114.160	74,259
GAR	Garage	460	19.210	8,835
OFP	Open Porch	18	41.360	744

Net Sketched Area:	4,584			Total:	
Size Ad	3264.5	Gross Are	5390	FinArea	3265

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

072.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	